

LAW OFFICES  
W. JEROME OFFUTT, P.A.

## ASSIGNEE'S SALE OF RESIDENTIAL PROPERTY IN FREDERICK COUNTY, MARYLAND

By virtue of a power of sale contained in a Mortgage, dated June 6, 1975, from Edward J. Page and Blanche L. Page, his wife, unto Nellie C. Page, recorded in Liber 962, folio 212, one of the Land Records for Frederick County, Maryland, and default having occurred in the payment of the obligation secured thereby, the said Mortgage having been assigned to W. Jerome Offutt for the purpose of foreclosure, the undersigned Assignee will offer for sale at the Courthouse door in the City of Frederick, Frederick County, Maryland on:

**FRIDAY, JANUARY 6, 1984**

**AT 11:00 A.M.**

all that real estate situated, lying and being in Buckeystown Election District, Frederick County, Maryland, described as Lot No. 1, in "Rocky Fountain Estates" as shown on a Plat recorded in Plat Book No. 11, page 94, one of the Plat Records in the Office of Clerk of Circuit Court for Frederick County, Maryland. The lot fronts on New Design Road and contains 40,664 sq. ft. of land, including 104 sq. ft. in right of way reservation. Premises are known as 4106 New Design Road, Frederick, Maryland.

Property is improved with a detached brick veneer rancher, having six rooms, one bath and supplied with well water. Has septic sanitary system. Other buildings are two-car attached garage and a metal shed.

**TERMS OF SALE:** This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes Assignee's entire statement relative to the premises described herein and the terms and conditions upon which such premises shall be offered for sale, sold or purchased. The Assignee reserves the unqualified right to withdraw the premises at any time prior to sale or reject any bid at public sale.

A deposit of \$9,000.00 in cash, certified check or some other form of exchange acceptable to the Assignee in his sole and absolute discretion, will be required at the time of sale, with the balance to be paid with interest at the rate of Eleven (11%) percent per annum, from the date of sale to the date of settlement. If the property is sold to Mortgagee, then no deposit shall be required nor will any interest be paid to date of settlement. Settlement shall be held within 10 days after final ratification of the sale by the Circuit Court for Frederick County, Maryland.

Adjustment on all taxes, public charges and special and regular assessments will be made to the date of sale and thereafter assumed by the purchaser. Cost of title examination, attorney's fees, conveyancing, state and local transfer taxes, documentary taxes, deed, recordation taxes and fees and all other costs incident to the settlement are to be paid by the purchaser. Compliance with the terms of sale shall be made within the time aforesaid or deposit shall be forfeited and the property resold at the risk and costs of defaulting purchaser.

**W. JEROME OFFUTT**  
Assignee

W. JEROME OFFUTT, P.A.  
ATTORNEYS FOR ASSIGNEE  
JOHN N. BURDETTE, Attorney  
22 West Second Street  
Frederick, Maryland 21701  
(301) 662-8248 or 948-5633  
WILLIAM J. OFFUTT, Auctioneer

PS Form 3811, Dec. 1980

**● SENDER:** Complete items 1, 2, 3, and 4.  
Add your address in the "RETURN TO" space on reverse.

**(CONSULT POSTMASTER FOR FEES)**

1. The following service is requested (check one).  
☐ Show to whom and date delivered .....  
☒ **RESTRICTED DELIVERY**  
(The restricted delivery fee is charged in addition to the return receipt fee.)

2. **RESTRICTED DELIVERY**  
(The restricted delivery fee is charged in addition to the return receipt fee.)

3. **ARTICLE ADDRESSED TO:**  
Edward J. Page  
4106 New Design Road  
Frederick, Maryland 21701

4. **TYPE OF SERVICE:**  
☒ REGISTERED ☐ INSURED  
☒ CERTIFIED ☐ COD  
☐ EXPRESS MAIL

5. **ARTICLE NUMBER**  
4838125

6. **DATE OF DELIVERY**

7. **ADDRESSER'S ADDRESS (Only if requested)**

8. **POSTMARK**

9. **UNABLE TO DELIVER BECAUSE:**

10. **7a. EMPLOYEE'S INITIALS**

**RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL**

**EQUITY NO: 34050**

**8219**